#### EAST 69TH STREET

N. E. Cor. Lexington Ave.

100% JOINT-OWNERSHIP You can plan your own apartment to suit your individual needs just as you would in building a dwelling. Below is a two apartment plan. Fermit us to show you what we can do in planning to meet your individual requirements. A limited amount of desirable space still available for

ALTERNATE LIVING PROPERTY

WE TELL YOU THE WORST THAT CAN HAPPEN TO YOU UNDER OUR PLAN.

Joint Ownership Construction Co., Inc. FREDERIC CULVER, President,
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30 West 59th St.

Facing Central Park, near Fifth

A limited number of very desir-

able new apartments for exclusive

tenancy. Two rooms of unusually large size, with spacious closets,

breakfast room, kitchenette. 24

hour service. Excellent transit

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"APARTMENTS FOR RENT"
FURNISHED or UNFURNISHED

-2-3 Rooms & Bath

42 WEST 46TH STREET

645-7 MADISON AVENUE

328 WEST 55TH STREET

334-336 WEST 56TH STREET

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302 WEST SIST STREET

SUPT. ON PREMISES

1 EAST 56TH STREET

Desirable Fifth Avenue

corner suite

two rooms and bath or three rooms and two baths; large

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INSPECTION INVITED

5th Ave. APARTMENTS

One West Thirtieth Street (Northwest Corner of Fifth Ave.)

FRED'K FOX & CO., INC.

DESIRABLE

APARTMENTS TO LET

247 5TH AVE.

COR. 28 h ST.

Ruland & Benjamin, Inc.,

HOFFMAN ARMS

646 MADISON AVE., COR. 50TH ST. 2 rooms, \$840-8 rooms, \$3,000.

440 PARK AVE.

234 WEST 44TH STREET

8 Room Elevator Apt. Very large; all light. Rent \$2,400. Supt. on premises

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14 EAST 48TH ST.

No. 19

East

57th

Near 5th Av.

oms and 3 Baths. Rent. \$7,500 oms and 2 Baths. Hent., 5,000

1, 2and 4 Rooms

and Bath

\$1,400 to \$3,800

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Elysee service.

Immediate possession: also

321 WEST 105TH STREET

\$2000 to \$3500.

Ave., adjacent to Plaza Hotel.

Unfurnished. th St. to 59th St. (Inclusive).

## FIFTH AVE. **Apartments**

1 to 12 Rooms

Richly decorated and finely located.
Rooms exceptionally large,
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Central Park.
The location is exceptional in
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The rentals are un-usually moderate. Inspection is in-63 Fifth Ave., N. E. Cor. 58th St

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Rooms of unusua' size, of unusual trim and finish with every con-venience the genius of man has conceived for apartment dwellers, enjoying a management that is lavish—and hav-ing Central Park as a front garden these apartments of 2, 3 and 5 Rooms and Baths, with Kitchenettes, are

with Kitchenettes, are unexcelled at \$2,500 to \$6,000 per Annum. Franco's restaurant, with a genuine Cuisine Francais, is in the building. See Resident Superintendent or HUBERTH & HUBERTH, No. 2. Columbus Circle (Phone 5746 Circle)

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Sherwood Studios 3, 4, 5 Rooms, Bath

WEST 57th

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1140 5th Ave.

Ready Oct. 1st.

4, 5, 6, 7 Rooms-2, 3 Baths \$2400-\$5500

Southern exposure. Excellent light.
Park frontage.

1160 5th Ave. Ready this Fall

1-7 Rooms-1-3 Baths

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Many 4 Room Apartments. \$2000 and up. Southern exposure.

34 E. 51st St. · Ready Oct. 1st

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Bet. Park & Madison Aves.

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114 E. 40th St.

East of Park Avc. Ready this Fall 2, 3 Rooms and Kitchenette

\$1700-\$2625 2 Suites for Doctors, with separate

entrances on ground floor. Our aim is to make our tenants satisfied with "French" build-

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Consult your own broker or

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7 Rooms

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239 Madison Ave. COR. 89TH ST.

New Building

4 East 88th St.

At Fifth Avenue

4-5-6-7 Rooms

1 to 3 BATHS

\$2,400 to \$4,500.

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1067 Fifth Ave 14 Rooms 4 Baths 4 Master Bedrooms, 5 Service Bedrooms.

10th Floor \$12,750 per Year

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940 PARK AVE.

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957 Park Avenue

S. E. CORNER S2D ST.
4 ROOMS, HOUSEKEEPING.
ELEVATOR.
SUNIOR & ALLAN, INC., 505 5th Av

**What Apartment** Ownership at Jackson Heights means to you and your family In Economy, Accessibility, Social Desirability and Ease of Housekeeping.

Right now—while the choice of floors and room arrangement is still wide - is the logical time to select your new garden apartment home. Plenty of time before October 1st to move in comfort and become settled while

less farsighted folk are worrying about where to go. Jackson Heights is the one residential section of New York City where that important group of the city's population desires to maintain certain high standards in living, can realize their ideals on an economical basis.

Jackson Heights has attracted about one thousand families who desired to own their own homes in an accessible section where they could be assured of a fitting environment socially.

As homes for those who discriminate, the modern garden apartments at Jackson Heights are the ultimate in completeness and attractiveness. And the families who now live there are of a type in keeping with these standards. The Jackson Heights Golf Course and Tennis Courts, freely available to the residents and their friends, afford exceptional opportunities for play and the social amenities.

### You and your family will enjoy life at Jackson Heights

Each apartment is a masterpiece of the home designer-in arrangement, in spaciousness, in its perfect ventilation, in its equipment and decoration. Bath Rooms that are most inviting in their sanitary completeness -kitchens containing everything to make the heart of the Mistress of the Home glad. These modern garden apartments look out on wide parked streets and restful gardens-with all outside rooms.

# Jackson Heights will be a revelation to you

Reduce Your Rent to "Cost" by paying only your pro-rata share of the building operating expenses.

Your present rent will buy a Garden Apartment at Jackson Heights if you are paying \$150 to \$250 a month; small initial payment; balance same as rent.

# Jackson Heights

# New Elevator Garden Apartment Homes

Golf, Tennis, Children's Playgrounds Gardens, Etc.

5-6 and 7 Rooms-2 to 4 Baths Larger Suites arranged to suit your requirements

Social and Business References Required

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VISIT JACKSON HEIGHTS TO-DAY Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25thSt. (Jackson Heights) Station-Office Opposite Station. By Motor-59th St. via Queensboro Bridge, Jackson Av. to 25th St.

Apartments Open for Inspection, Daily and Sunday, Until 9 P. M.

Abore 59th St.-5th Av. to East River.

On Tenant Ownership Plan-Liberal Terms

APAREMENTS Possession October 1st

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108 East 82d St.

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All Night Elevator and Telephone. BREAKFAST OPTIONAL. Rental \$100 upward. FREDERICK T. BARRY CO., 646 Madison Av., N. Y.

8&9 Rooms, 2Baths \$3,000 to \$3,300 SUPT. ON PREMISES.

Cufarnished.
Above 59th St.-5th Av. to East River.

**5TH AVENUE** 

829 Park Ave. 7 & 8 Rooms Buplex

ierner Sist, T unny rooms, 2 baths, \$3,000 \$3,400; 4 rooms, 1 bath, \$2,000 to \$2,100; harge rooms, kitchenette, 1 bath, house-eping apertments, \$1,200 to \$1,000 APPLY ON PREMISES.

3- & 4-Room

HOUSEKEEPING Apartments to Rent . From October 1st next

122 EAST 51st ST Overlooking St. Bartholomew's Church, Mald, valet and breakfast service may be arranged for.

APPLY ON PREMISES OR Ewing, Bacon & Henry, Inc.

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29 E. 77th St. Desirable Apartments 8 Rooms---Rents \$2200

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